

MEMORANDUM

To: Planning Commission

From: Dan McKinney, AICP, CZO
Development Administrator

Date: October 28th, 2004

Subject: Updated Staff Report - Ordinance 1371 – Northside Community, –2300 block North Main Street, Request to Rezone from Low Density Residential (R-4) to Planned Residential (PR)

The purpose of this update to the original staff report (dated October 14, 2004) is to analyze proffers and other changes proposed by the applicant since the Environmental Quality and Land Use Committee meeting held on October 18, 2004.

PROFFERS (revisions or new text is in italics)

In addition to the proffers proposed in the original application, the following are new proffers and changes to the previous proffers

2. No more than 400 residential dwelling units, 8,000sf office/commercial space, 11,000sf Day Care facility, and 7,200sf community building shall be constructed in the entire Northside Planned Residential Community.
3. The development will include a *5 foot asphalt* trail system traversing portions of the dedicated open space *adjacent to Route 460*. This trail will be constructed prior to the completion of the first *100* dwellings of the proposed development
4. *Recreational amenities in the central park, village greens, and pocket parks will be installed by the developer as the phases that they are contained in are completed. An acceptable bond shall be placed by the developer for private park equipment in the proposed phase prior to the approval for that phase. These amenities at a minimum shall be as follows:*
 - ❑ *Section XII, Phase III Village Green: one play structure, and two park benches*
 - ❑ *Section XIII, Phase I Central Park: 100 sf gazebo and six park benches*
 - ❑ *Section XIII, Phase II Pocket Park: two park benches*
 - ❑ *Section XIII, Phase III Village Green: one play structure, and two park benches*

- ❑ *Section XIII, Phase V Village Green: one play structure, and two park benches*

The play structures shall at a minimum have the capacity of 8 children and provide for ages 3 and up, or consist of sports courts such as a half basketball court or volleyball court.

5. The community building will be *constructed by the developer* prior to the first 100 dwellings and will consist of a minimum of 5,000sf including a kitchenette, restrooms, three offices, community room and a recreation swimming pool.
6. Access to the Town Park, via Progress Street, will be *constructed by the developer completion* prior to the completion of the first 40 dwelling in Section XII or within three years, whichever is sooner. Prior to this pedestrian access will be provided by an eight foot temporary trail.
7. *The developer will construct a supporting parking area* consisting of fifteen parking spaces in the Town Park at the same time access is constructed as stated in Proffer #6.
8. The developer will pay the Town of Blacksburg Parks and Recreation department \$10,000 for recreational equipment to be purchased and installed by the Town for use in the *proposed* Town Park area. *This payment shall be made prior to the construction of access to the Town Park.*
10. The development will construct bus stops *as shown on the Circulation Map* along Progress Street, and Road Section B. *These bus stops will be constructed as the phases that they are contained in are completed.*
11. Stormwater management practices will be designed to detain the post development peak flow rate to the pre developed peak flow rates for the 25, 10, and 2 year storm events. *The practices will be implemented in substantial conformance with the Stormwater Management Plan included in the rezoning application. The Town of Blacksburg Engineer shall determine the suitability of each low impact development measure prior to any approval of such measures.*
12. A homeowners association will be formed for the development. The homeowners association documents will at a minimum address:
 - ❑ Maintenance of the Village Greens, Pocket Parks, front yards of residential uses with the exception of the estate lots.
 - ❑ *Maintenance of alleys and stormwater management facilities.*
 - ❑ Trash collection locations
 - ❑ Enforcement of maintenance and all regulations set forth in the association documents.
15. A Design Guidelines book will be completed *by the developer prior to the construction of any building structures in the Northside Community. This*

- document will be administered by a committee appointed by the homeowners association. In addition, a representative from the Town of Blacksburg Planning staff shall review each building permit to approve compliance with the design guidelines.*
- 17. No more than twelve townhomes may be constructed on a single block except where seventeen will be allowed on block 10A. Blocks are defined on the unit Matrix Map shown in Appendix C.*
 - 18. All bike trails shown on the Circulation Map will be constructed by the developer with a minimum width of 8 feet and meet Town of Blacksburg standards in regards to constructing methods and materials. The trails will be constructed as the phases that they are contained within are completed and an acceptable bond shall be placed prior to approval of the phase for that portion of the trail.*
 - 19. The foot trails shown on the Circulation Map that provide connections for the Northside Community to other various trails will be constructed by the developer with a minimum width of 5 feet and meet Town of Blacksburg standards in regards to constructing methods and materials. The trails will be constructed as the phases that they are contained within are completed and an acceptable bond shall be placed prior to approval of the phase for that portion of the trail.*
 - 20. No Commercial structures will be constructed until after the 100th dwelling is completed.*
 - 21. Road section B shall not allow parallel parking until such a time as the Progress Street Collector connection has been completed to North Main Street. "No Parking" signs will be installed by the developer on Road Section B as it is constructed.*
 - 22. Open Space shall be dedicated adjacent to North Main Street in Section XIII, Phase I as shown on the Open Space Map in Appendix C by the developer prior to any subdivision approval of Section XIII. This area at a minimum shall have an average width of fifty-five feet parallel to North Main Street.*

Analysis:

The proposal has addressed several comments made by the public and previous staff report and is much improved. However, there are several items for the Planning Commission to consider below are three areas :

1) Collector Road Status & Land Use

The Progress Street extension should be the collector road for this development, as proposed as Road Section A. It is appropriate for Road Section B to be a local road, but in the interim accommodate additional traffic. Once Progress Street is connected to North Main Street, Road Section B should return to functioning as a local road.

However, local roads typically do not have commercial land uses using them as the primary means for vehicle access. Commercial land use along Road Section B will likely cause it to function as a collector road, even after Progress Street is connected to North Main. Commercial Uses should be located along or adjacent to Progress Street, as this is the designated collector road.

For a development of this size, it is important that Progress Street be extended to connect to North Main Street. Significant delay in making this connection would negatively impact traffic circulation in this development.

In addition, it should be noted that Town road standards require that curb and gutter be provided on collector roads. Rezoning to Planned Residential allows for discretion in determining appropriate road design. The applicant does not intend to have curb and gutter on Progress Street to allow the opportunity to do Low Impact Development (LID) stormwater practices. LID practices are encouraged, however there may be future maintenance issues to consider.

2) Matrix and Land Use Map

The applicant has stressed the need for flexibility in building design and layout. In Section XIII there is no definitive land use for many of the blocks, instead a series of housing options are provided at different densities. The Unit Matrix and its associated map is the primary tool used in determining where and how much will be developed on a block. Staff administration of the unit matrix will be difficult during the final plat and building permit stage. It should also be noted that the intent is for each block in Section XIII to develop with a mixture of house styles. Mixing the house styles will require additional tracking by staff, complicating the administration this development.

As stated in the previous staff report, an additional complication to consider will be for future owners moving in and building in this development. The potential unknown for these future owners as to how exactly the development will build out and exactly what style of house will be constructed near them may create anxiety.

3) Open Space

The applicant indicates that 40.66 acres of land will be included as open space (33.5%). This includes a designated 50 foot wide area adjacent to North Main Street. It should also be noted that the Green Street shoulders are included as part of the open space calculation. The Green Street shoulders are 33 ft – 36 ft wide for each side. This accounts for 1.31 acres of the project open space. It may be appropriate to include this as part of the open space calculation, however long stretches of open space, such as road shoulders, are typically not counted towards the total open space. If the Green Street area is removed the total open space of the project would be reduced to 32.5%.

CONCLUSION

The revised proffered conditions and changes to the proposal appear to be needed as a result of the rezoning; have a reasonable relation to the rezoning; are in conformity with the comp plan; are enforceable and are not less restrictive than the ordinance. Issues regarding rural character envisioned for this sector, traffic, sewer service, commercial space, residential styles, and transit service discussed in the previous staff report should continue to be considered.

Attachments:

1. Northside Preliminary Development Master Plan revised October 25th 2004.